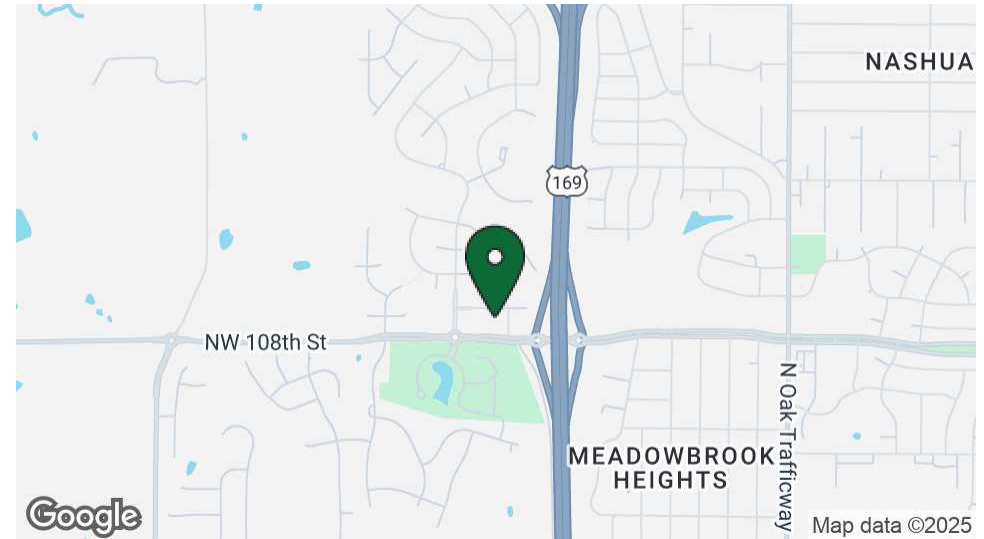


NW SHOAL CREEK PKWY – BRISTOL PLAT 2

NW SHOAL CREEK PKWY, KANSAS CITY, MO 64155

**RETAIL PROPERTY
FOR SALE**



PROPERTY DESCRIPTION

This retail pad, located near 169 Highway and Shoal Creek Parkway, offers high visibility and easy access in a high-traffic area. Surrounded by growing residential neighborhoods, it provides a reliable customer base for businesses.

With consistent foot traffic and proximity to local residents, this location is ideal for retail, dining, or service businesses seeking to tap into a vibrant market with quick access to major roads and future growth potential.

PROPERTY HIGHLIGHTS

- Situated off 169 Highway and Shoal Creek Parkway
- Direct access to thriving residential areas
- Quick and easy access to major highways and key roadways
- Perfect for retail, dining, and service-based businesses
- Rapidly developing area

OFFERING SUMMARY

Lot Size:	1.67 AC (+/-)
Zoning:	B2-2

Andrew Danner

Broker
816.612.5191
O: 816.612.5191
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Ben Nelson, CCIM

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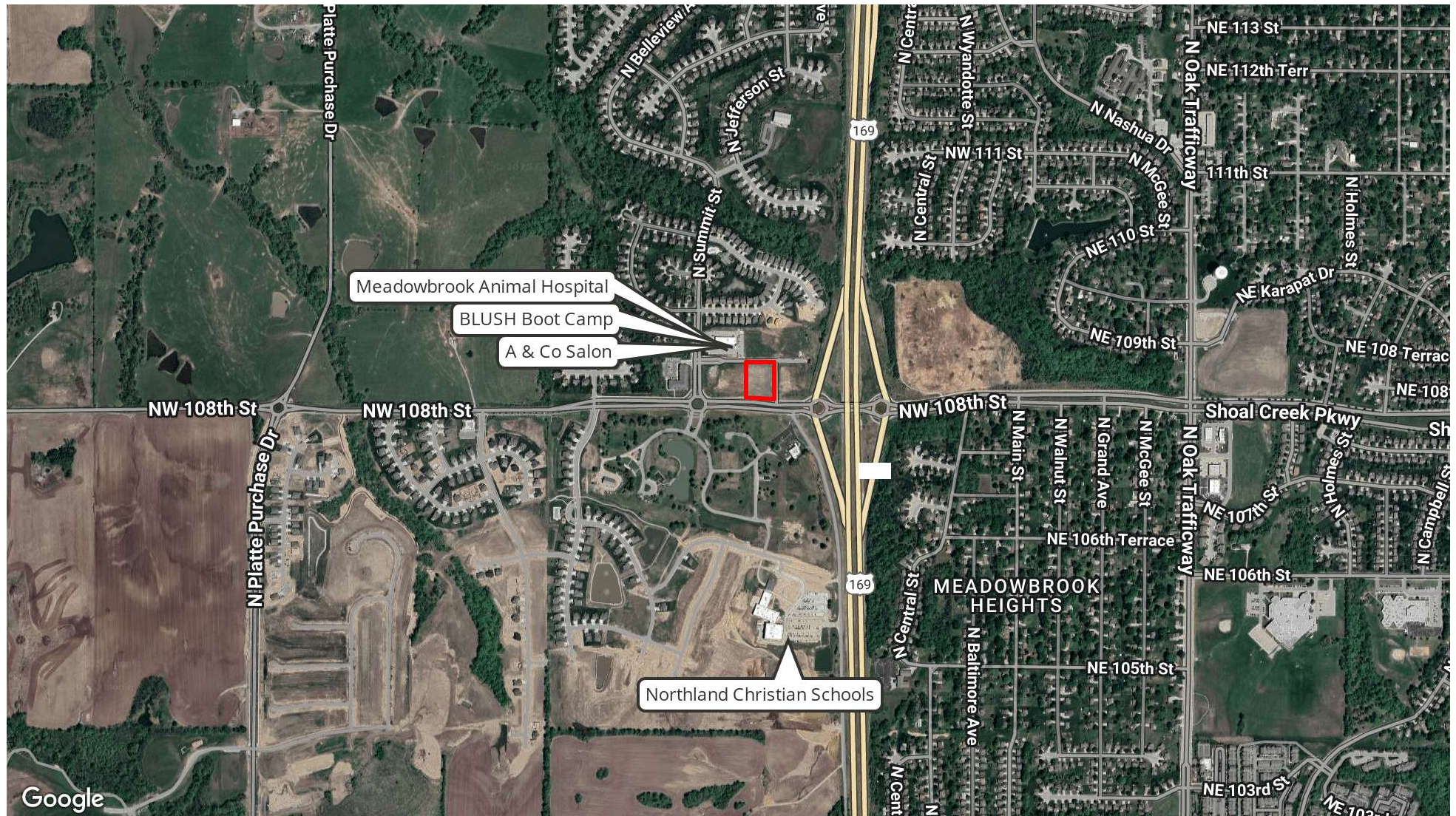
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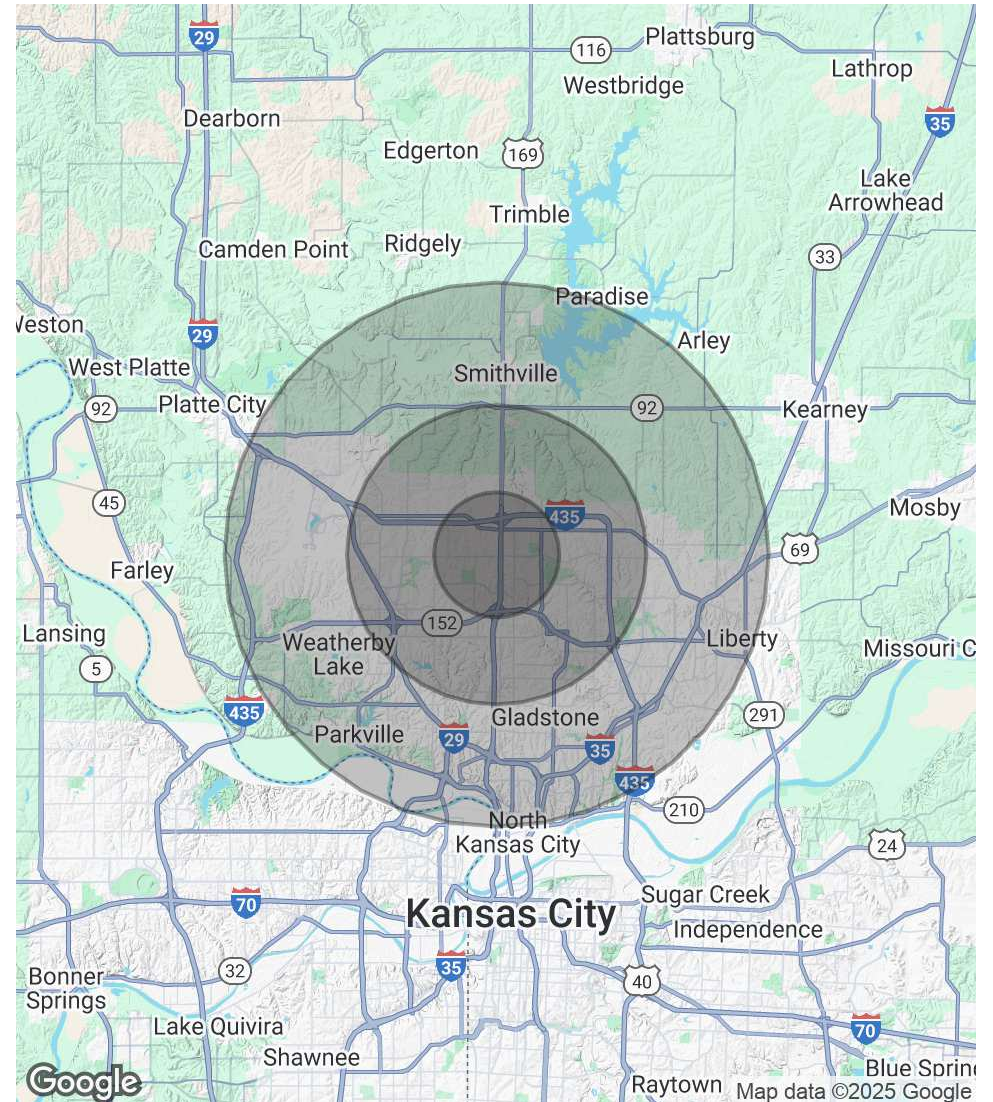
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FOR SALE**

POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	23,129	109,844	261,094
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	8,696	44,418	103,633
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$113,299	\$108,638	\$112,265
Average House Value	\$340,946	\$343,292	\$347,647

Demographics data derived from AlphaMap



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